

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
PARCEL E-2
PROJECT NO. MASS. R-77
DOWNTOWN-WATERFRONT-FANEUIL HALL
URBAN RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local state and federal law; and

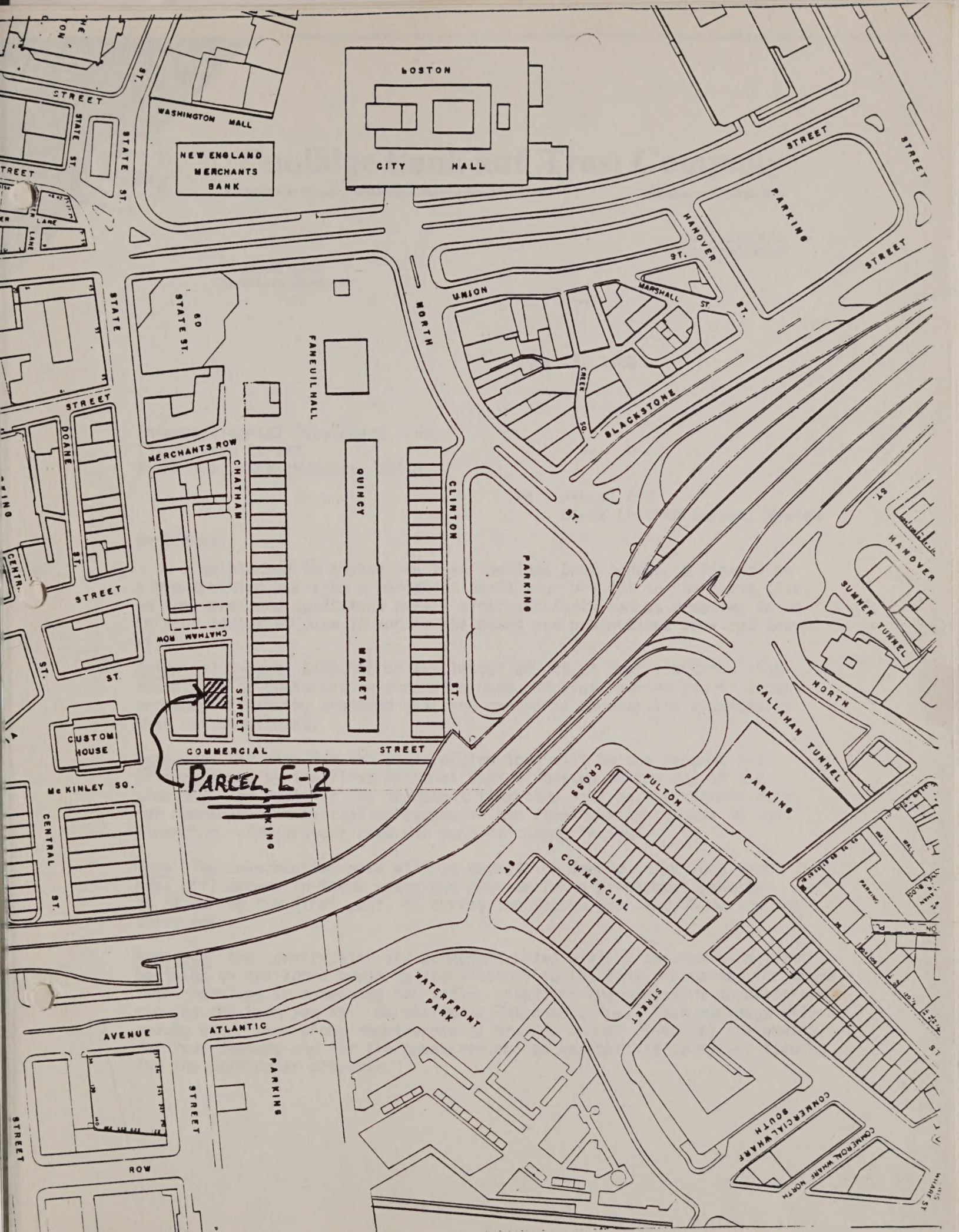
WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the and Resolves of 1972 with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the creation of a joint venture, doing business under the name of Chatham Street Associates, by and between Construction & General Laborers Union Local 22 Building Trust and Intercontinental Developers, Inc., providing for the redevelopment of Parcel E-2 in the Downtown Waterfront Urban Renewal Area is hereby approved.
2. That Chatham Street Associates, be and hereby is finally designated as redevelopers of Disposition Parcel E-2 in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.

3. That it is hereby determined that Chatham Street Associates, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
5. That the Final Working Drawings and Specifications submitted by Chatham Street Associates, for the development of Parcel E-2 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environmen-.
7. That the adoption by the Authority of a Confirmatory Order of Taking of Parcel E-2 is hereby approved.
8. That the Director is hereby authorized to execute an amendment to the License Agreement for early entry on the site to provide for such early entry by the new joint venture entity.
9. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel E-2 to Chatham Street Associates Realty Trust a solely owned Trust by the joint venture, said documents to be in the Authority's usual form.
10. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



BOSTON

CITY HALL

WASHINGTON MALL

NEW ENGLAND
MERCHANTS
BANK

60
STATE ST.

FANEUIL MALL

MERCHANTS ROW

CHATHAM

QUINCY

MARKET

CLINTON

PARKING

BLACKSTONE

PARKING

SUMNER TUNNEL

CALLAHAN TUNNEL

PARKING

PULTON

CROSS

COMMERCIAL

WATERFRONT
PARK

AVENUE

ATLANTIC

PARKING

STREET

ROW

COMMERCIAL WHARF
SOUTH

COMMERCIAL WHARF
NORTH

PARCEL E-2



Coolidge Bank and Trust Company

Watertown Square / Watertown, Massachusetts 02172

Telephone 617-926-7011

TWX: 710-327-7574

Cable: COOLBANK

HARRY KLEIN
CHAIRMAN OF THE BOARD

June 19, 1980

Intercontinental Developers, Inc.
111 Harvard Street
Brookline, Massachusetts 02146

Re: Parcel E-2
61-62 Chatham Street, Boston

Gentlemen:

I am pleased to advise you that Coolidge Bank agrees to finance on a construction and also a permanent basis your project on the above site, on the terms and conditions herein after set forth and as proposed to us in your letter of June 17 and in the plans and projections provided therewith:

Principal Amount \$450,000 or any lesser amount at your election. Your acceptance of construction financing does not also require you to accept permanent financing provided that you secure an appropriate alternative take out commitment.

Interest The rate for the construction loan will be one percent over prime as fixed by the First National Bank of Boston on the day of the closing. The rate for the permanent financing will be the current rate for comparable commercial mortgages at the closing with respect to that financing. The present rate for such mortgages is 14½%.

Note The construction note will be payable on demand. The long term note will mature in three years and provide for a prepayment penalty of 5% during the first year, 4% during the second year and 3% during the third year.

Mortgage The construction and permanent notes will be secured by a first mortgage on the above property satisfactory to the Bank's attorney for whose legal services in examining the title, preparing the necessary document and closing the loan you will be charged a reasonable fee. That mortgage will among other provisions require you to provide annual financial statements for your company and for the guarantor and as appropriate operating figures for the particular property.



June 19, 1980

Construction loan agreement Funds will be advanced upon requisitions properly supported with such evidence as the Bank may request that prior obligations connected with the project have been paid or provided for. Prior to each advance the Bank may require an inspection on its behalf and charge \$75 for each such inspection. A schedule for advances will provide for the infusion of owners as well as construction loan funds. The agreement will require that any outside liens placed on the property be lifted and permit the Bank to provide for alternative completion of the project, consistent with law and with your agreements with public authorities, should you for any reason fail to proceed diligently to completion.

Assignment of leases and rents An assignment of rents and of any specific leases will be required in connection with the permanent financing as additional security for the Bank.

Security agreement The Bank may require the execution of an appropriate security agreement and financing statements in connection with the construction and permanent phases of the financing.

Zoning and building requirements The Bank may require that you furnish, at your expense, the favorable opinion of a qualified attorney and or engineer as to the satisfaction of zoning and building standards and as to other technical aspects of the project.

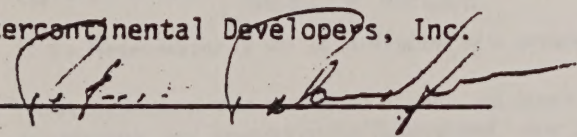
Other conditions Evidence of builder's risk or equivalent insurance must be provided at the construction loan closing and of fire and extended coverage to the full amount of the loan balance. The Bank may require that tax payments be made in escrow during the permanent phase.

Fees This commitment is subject to a fee of \$200 for the consideration of your application and the preparation of this commitment. You have agreed to pay promptly to the Bank, an amount equal to $\frac{1}{2}\%$ of the maximum principal sum upon your designation as developer by the Boston Redevelopment Authority if such shall occur. A further $\frac{1}{2}\%$ shall be deducted from each actual advance made under this commitment.

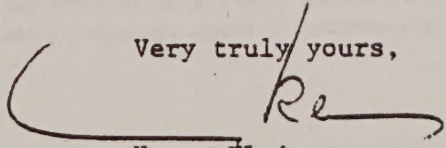
Please sign your approval on the copy of this commitment and return the same to me.

Approved

Intercontinental Developers, Inc.

by 

Very truly yours,


Harry Klein
President

HK:AC

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Petros A. Palandjian, Trustee,
Chatham Street Associates Realty Trust
- b. Address and ZIP Code of Redeveloper: 111 Harvard St., Brookline, MA 02146
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Downtown Waterfront Project, Mass. R-77

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows²

Parcel E-2, 61-63 Chatham Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☒ Other (explain) A real estate trust known as Chatham Street Associates Realty Trust.

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock: N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body: See attached statement
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest: See attached statement
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See attached statement

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 10% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 10% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: See attached statement

8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION N/A

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in this Item 8 and in Items 5 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

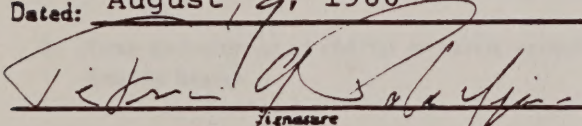
CERTIFICATION

I, ~~(X)~~ Petros A. Palandjian, Trustee, *

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: August 9, 1980

Dated: _____



Signature

Signature

Trustee, Chatham Street Associates
Realty Trust

Title

111 Harvard St., Brookline, MA

Address and ZIP Code 02146

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(7-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Petros A. Palandjian, Trustee of
Chatham Street Associates Realty Trust
b. Address and ZIP Code of Redeveloper: 111 Harvard St., Brookline, MA 02146

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Downtown Waterfront Project, Mass. R-77

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Parcel E-2, 61-63 Chatham Street

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
See attached statement

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:
Note secured by first mortgage, Coolidge Bank & Trust Company, Watertown, MA 02172. See attached letter

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

Coolidge Bank & Trust Co.

AMOUNT

\$ 200,000.00

pledges

b. By ~~XXXX~~ from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

Intercontinental Developers, Inc.

AMOUNT

\$ 200,000.00

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

Coolidge Bank & Trust Company, Watertown Sq., Watertown, MA 02172

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: Intercontinental Developers, Inc.:

1. Luxury residential complex, 10 story building with parking garage at 49 Marion Street, Brookline, MA
2. Luxury residential complex, 7 story and parking garage at 70 Centre Street, Brookline, MA
3. Luxury residential complex, 7 story with parking garage at 80 Pleasant Street, Brookline, MA
4. Complete rehab. of gutted residential building, 5 story at 5 Royce Road, Allston, MA
5. Commercial and office Building at 111 Harvard Street, Brookline, MA

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Intercontinental Developers, Inc.
111 Harvard Street
Brookline, MA 02146

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

1. Warehouse, Manufacturing and Office Space, 437 Turnpike Street, Canton, MA. Development cost of this project is \$1,400,000.00. The project is currently 70% complete.
2. 176 Condominium Unit Development slated for Main Street, Stoneham, MA. Total development cost is anticipated to be around \$9,000,000. Construction of said project should start around June of this year.

e. Outstanding construction-contract bids of such contractor or builder: N/A

AWARDING AGENCY

AMOUNT

DATE OPENED

3

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: See items 9(a) and 11(d).

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (XX) Petros Palandjian

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: August 16, 1980

Dated: _____

Petros Palandjian
Signature

Signature

Trustee, Chatham Street Associates

Realty Trust

111 Harvard St., Brookline, MA

Address and ZIP Code 02146

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

ADDITIONAL STATEMENT REGARDING ITEMS 5(a), (d), (e) and 7 of
REDEVELOPERS'S STATEMENT FOR PUBLIC DISCLOSURE AND ITEM 3 of RE-
DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY.

The Redeveloper is a nominee realty trust known as Chatham Street Associates Realty Trust, Petros A. Palandjian, Trustee, which trust has been created for the purposes of holding title to the redevelopment parcel known as Parcel E-2 in the Downtown Waterfront Urban Renewal Project Area. This entity has been created pursuant to the terms of a Joint Venture Agreement by and between Construction & General Laborers' Union Local 22 Building Trust and Intercontinental Developers, Inc. The building trust was created by the union for the purpose of developing the proposed project and Intercontinental Developers, Inc. is a corporation wholly owned by Petros A. Palandjian.

Forty (40) percent of the beneficial interest in the trust is held by the local's building trust and sixty (60) percent is held by the said Petros A. Palandjian.

The trustees of the Construction & General Laborers' Union, Local 22 Building Trust, are: Louis A. Mandarinini, Michael Tarallo, Cesare Pietrangelo, Frank Scolletta and Joseph Incagnoli, Sr.

August 21, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: DOWNTOWN WATERFRONT PROJECT, MASS. R-77
FINAL DESIGNATION
PARCEL E-2, 61-63 CHATHAM STREET

The construction & General Laborers Union Local 22 Building Trust ("Union") was tentatively designated developer of Parcel E-2 on October 23, 1975. Although the Union expended approximately Ninety-Six Thousand Dollars (\$96,000.00) in an effort to implement the proposed improvements, the state of the national economy seriously impaired its ability to expeditiously and efficiently complete the development process.

In an effort to complete the proposed project the Union has entered into a joint venture agreement with Intercontinental Developers, Inc. ("Intercontinental") to co-develop the parcel. Petros Palandjian is the president and sole owner of Intercontinental.

The staff has reviewed the financial and development capacity of Intercontinental and it has determined that its addition to the development team is most likely to result in the timely and successful completion of the Project. Intercontinental and the Union will own the improved premises on a 60-40 basis and the joint venture agreement requires that the Union lease the second floor of the premises from the joint venture for its union activities.

The plans for the improvements have been reviewed and approved by the design review staff of the Authority. It is anticipated that any future modifications will be minor in nature and shall be subject to future review of the Authority.

It is suggested that the approval of this joint venture and the approval of a final designation and Confirmatory Order of Taking is in the best interest of the Authority and is the most effective method to achieve a development program in a manner consistent with the Authority's objectives. A resolution is attached.

Attachment

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the BOSTON REDEVELOPMENT AUTHORITY, in accordance with G. L., c. 121B and its predecessor statute G. L., c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 7929, Page 440, an Order of Taking dated February 4, 1965, concerning and describing the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G. L., c. 79, §40.

NOW THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in "Annex A", together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said

property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provisions of the said c. 79, as amended, awards are made by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in each parcel described in "Annex A" and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in "Annex B", which Annex B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority causes this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: AUG 21 1980

BOSTON REDEVELOPMENT AUTHORITY

Robert F. Farrell
James H. Culbert
James K. Florey
James C. Coffey Jr.

ATTEST:

Klaus Pinnman
Secretary of the Boston Redevelopment Authority

Approved as to Form:

Ronda Silberberg Canter

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA

The following parcel of land is to be taken by the Order of Taking:

Boston Redevelopment Authority Parcel E-2 (61-63 Chatham Street), shown on a Plan entitled, "Boston Redevelopment Authority, Downtown Waterfront Faneuil Hall Project, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel E-2, 61 - 63 Chatham Street, " which Plan is recorded herewith. Said parcel E-2 is bounded and described as follows:

Beginning at a point, said point being the intersection of the southerly sideline of Chatham Street and westerly sideline of Commercial Street;

thence running in a westerly direction on a bearing of S82°-29'-54" W, by the southerly sideline of Chatham Street, a distance of fifty-three and fifty-hundredths (53.50) feet to the point of beginning of Parcel E-2;

thence continuing on the same bearing by the southerly sideline of Chatham Street, a distance of fifty and sixteen hundredths (50.16) feet;

thence turning in a southerly direction by land N/F Boston Edison Company on a bearing of S06°-55'-24" E, a distance of forty-four and fifty-seven hundredths (44.57) feet to a point;

thence turning and running on an easterly direction on a bearing of N82°-36'-18" E, a distance of fifty and seventy-nine hundredths (50.79) feet, to a point;

thence turning and running in a northerly direction by land N/F Lode, Inc., on a bearing of N07°-44'-01" W, a distance of forty-four and fifty-one hundredths (44.51) feet, to the point of beginning, containing an area of two thousand two hundred forty-eight (2,248) square feet, more or less.

The owner of the parcel hereby taken is unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

DOWNTOWN WATERFRONT-FANEUIL HALL URBAN

RENEWAL AREA

AWARD OF DAMAGES

No Awards are made with this Order of Taking.

